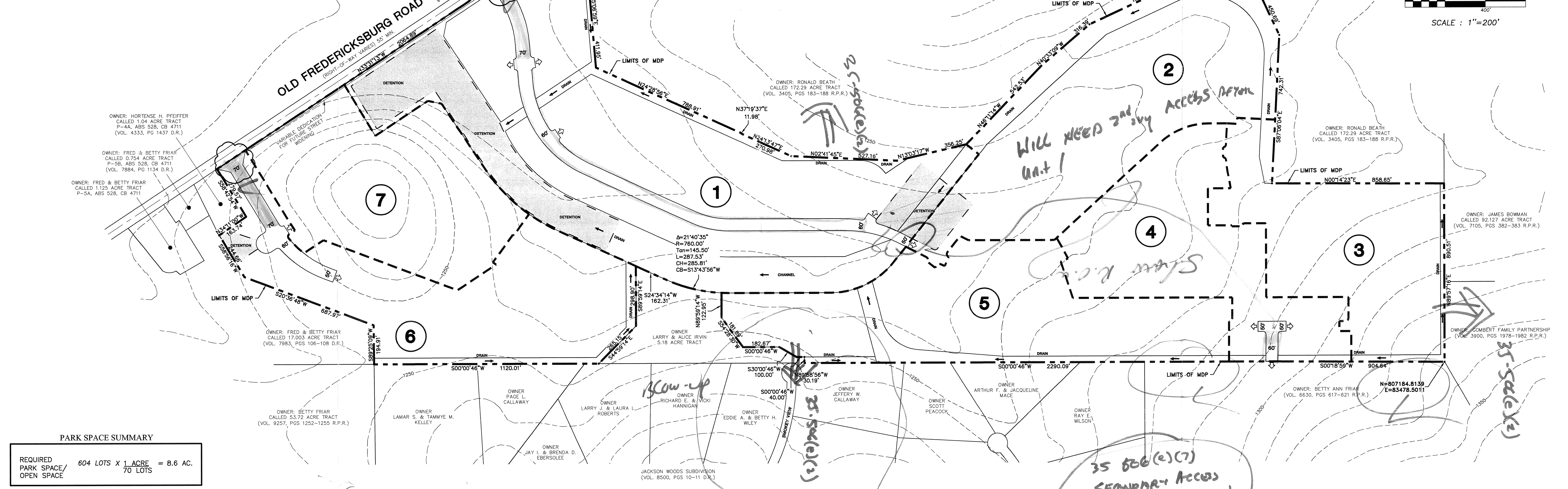
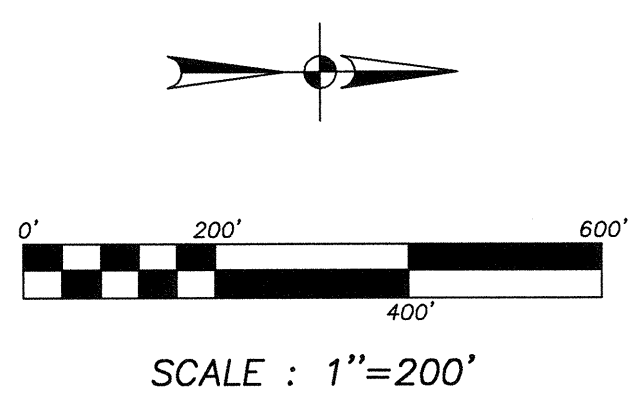
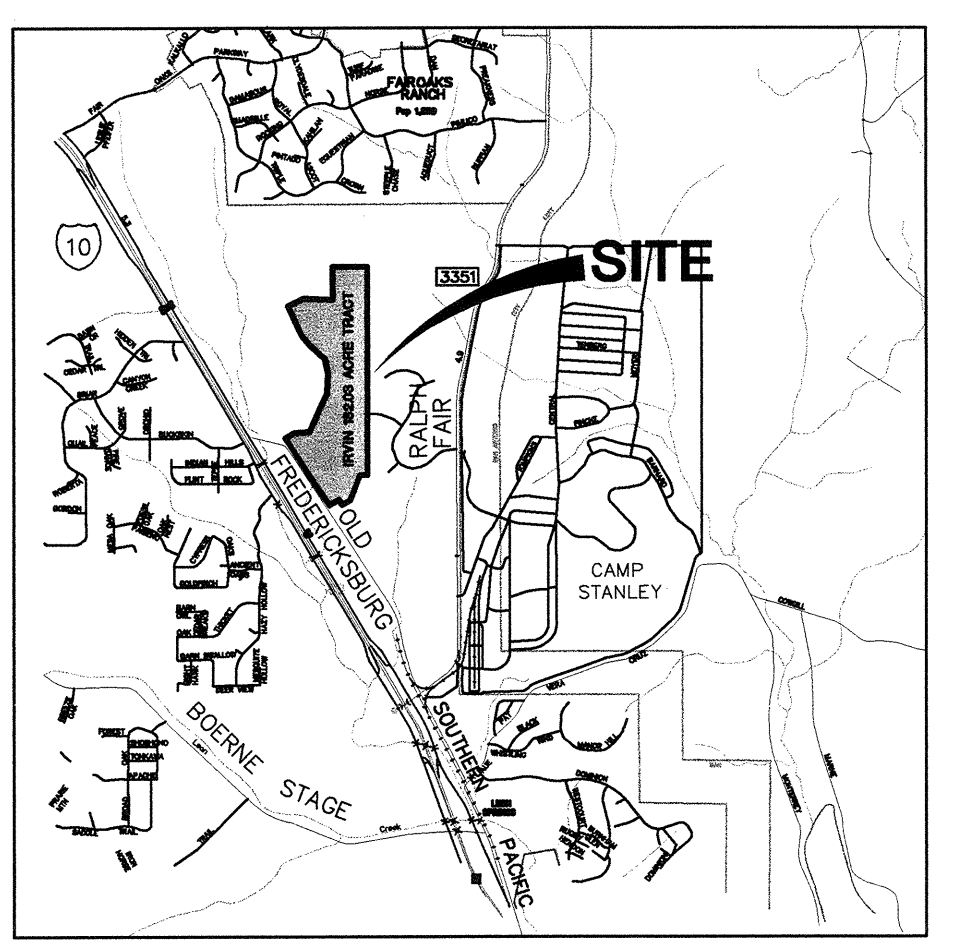


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
LARRY IRVIN
24165 I.H. 10 WEST, SUITE 217
SAN ANTONIO, TEXAS 78257
PHONE: (210)



PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	604 LOTS X 1 ACRE = 8.6 AC. 70 LOTS
---------------------------------	--

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	51.63	122	2.36	-	JUNE 2006
2	SINGLE FAMILY RESIDENTIAL	28.84	101	3.50	-	JUNE 2007
3	SINGLE FAMILY RESIDENTIAL	18.19	68	3.74	-	JUNE 2007
4	SINGLE FAMILY RESIDENTIAL	18.14	72	3.97	-	JUNE 2008
5	SINGLE FAMILY RESIDENTIAL	23.92	91	3.80	-	JUNE 2008
6	SINGLE FAMILY RESIDENTIAL	22.15	74	3.34	-	JUNE 2009
7	SINGLE FAMILY RESIDENTIAL	19.16	76	3.97	-	JUNE 2009
TOTALS/AVERAGE		182.03	604	3.32	-	

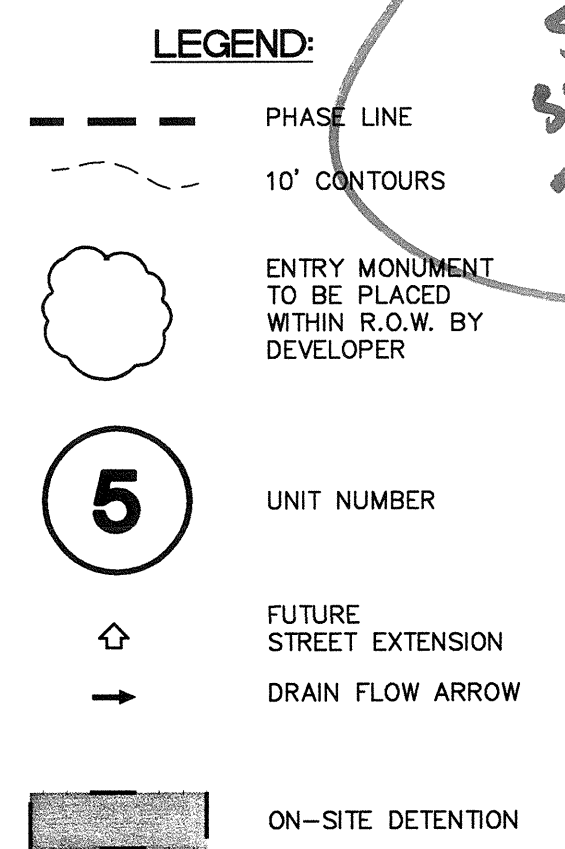
LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	182.03
DRAINAGE ROW/NATURAL AREA	-
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	-
PARK AREA	-
TOTALS	182.03

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(d), THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.

PROPERTY LEGAL DESCRIPTION

A 182.03 ACRE, (7,929,069 SQUARE FEET MORE OR LESS) TRACT OF LAND BEING ALL OF THAT 187.211 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9488, PAGES 2278-2281 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY 29, ABSTRACT 328, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY 30, ABSTRACT 328, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.



UTILITY PURVEYORS
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
GAS: GREY FOREST UTILITY

IRVIN 182.03 ACRE TRACT MASTER DEVELOPMENT PLAN

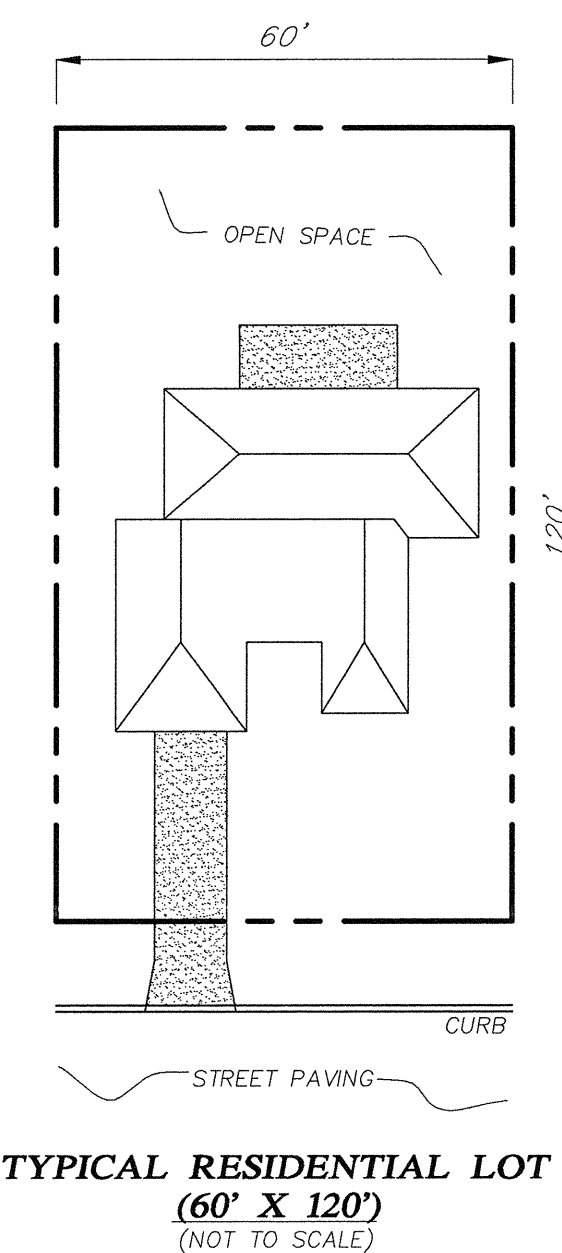
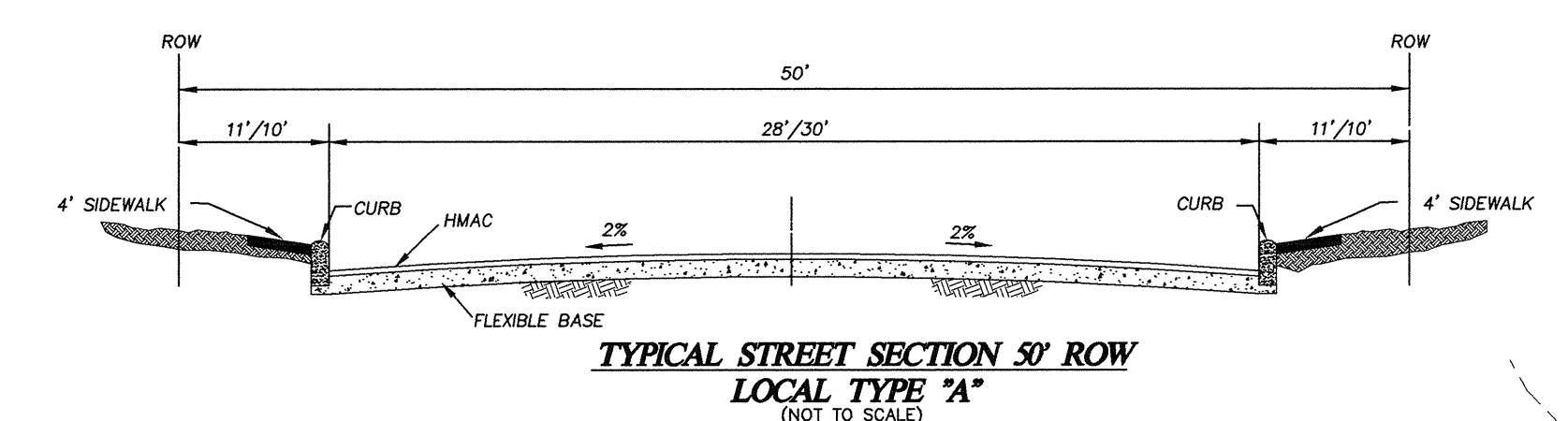
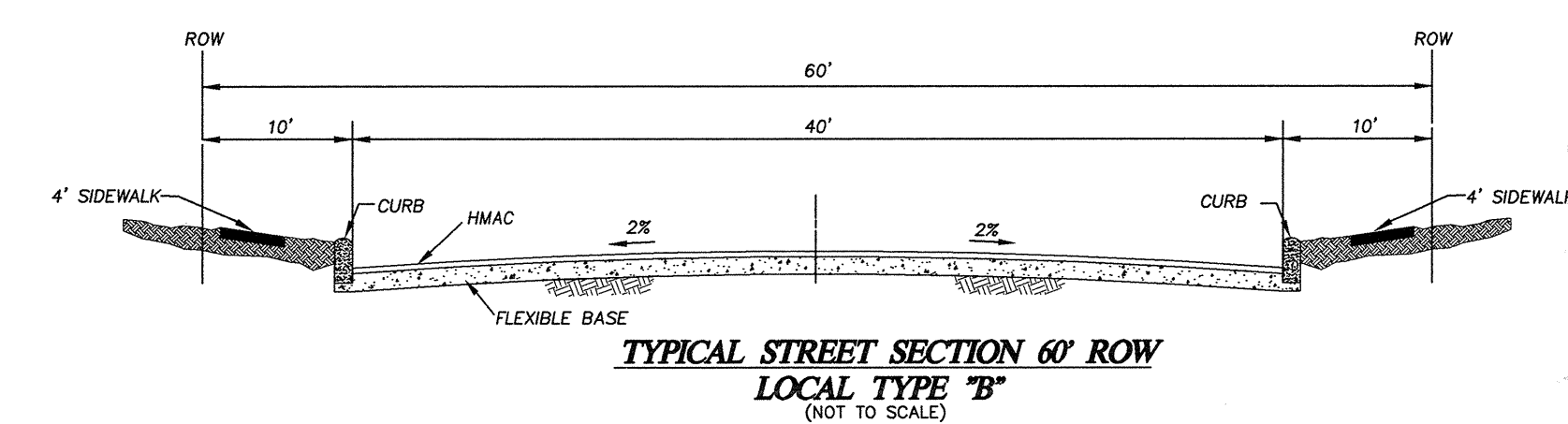
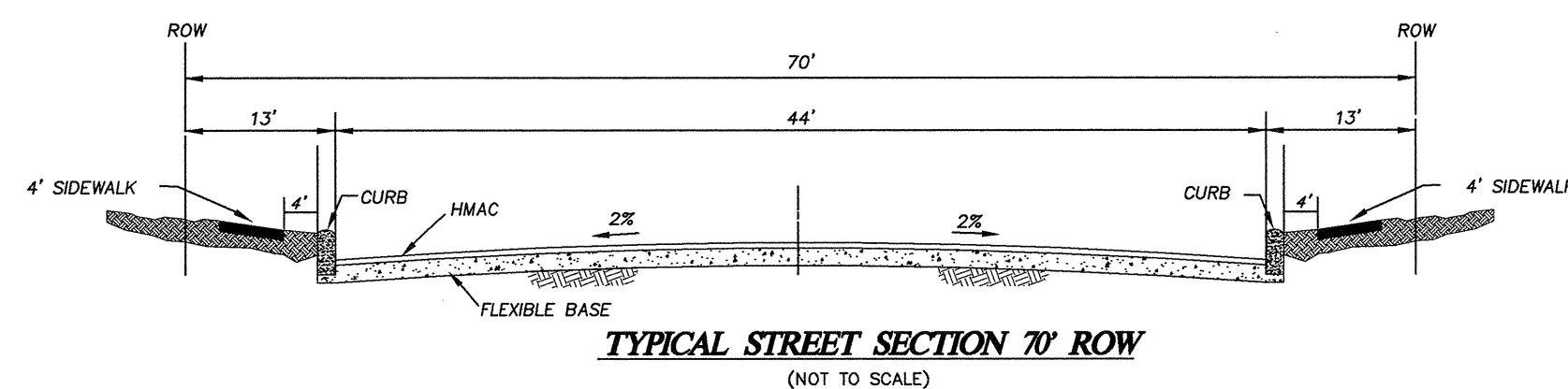
MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

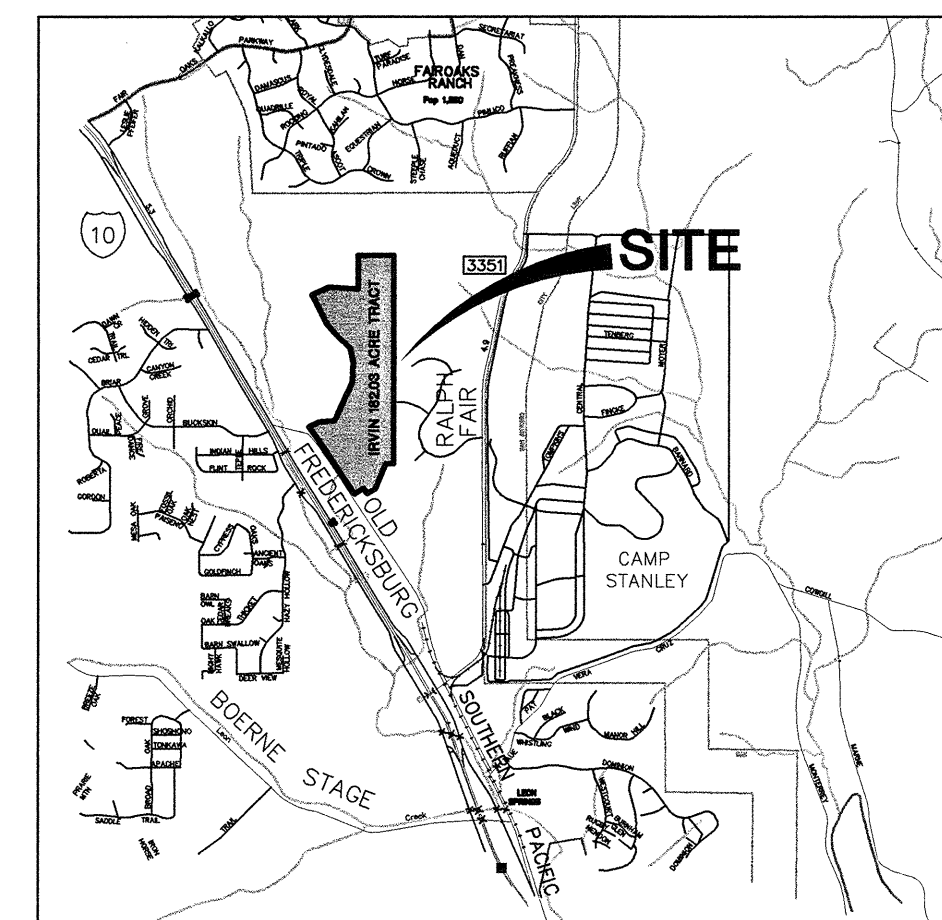
PAPE-DAWSON ENGINEERS
1988-2005 * 40 YEARS OF EXCELLENCE

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: JUNE 14, 2005 | JOB NO. 6219-00

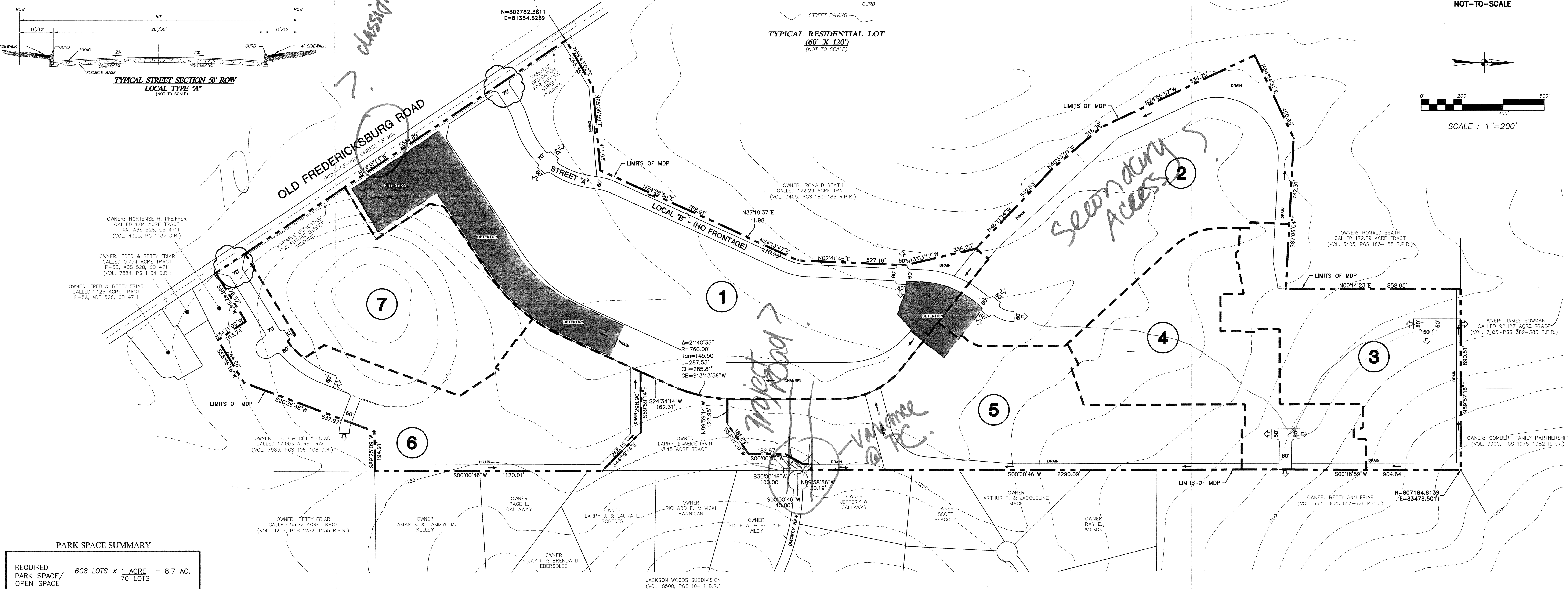
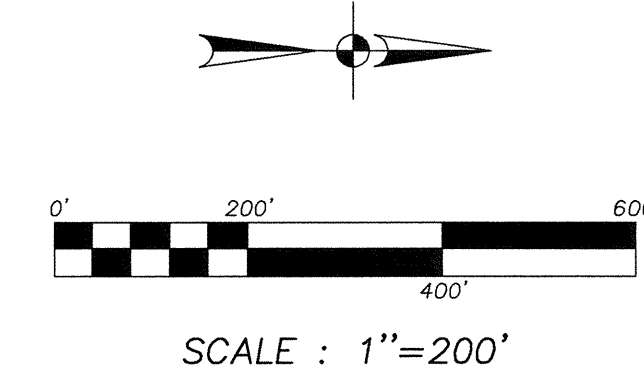


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
LARRY IRVIN
24165 I.H. 10 WEST, SUITE 217
SAN ANTONIO, TEXAS 78257
PHONE: (210)



LOCATION MAP
NOT-TO-SCALE



PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE 608 LOTS X 1 ACRE = 8.7 AC.
70 LOTS

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	51.63	128	2.48	—	JUNE 2006
2	SINGLE FAMILY RESIDENTIAL	28.05	98	3.49	—	JUNE 2007
3	SINGLE FAMILY RESIDENTIAL	18.19	68	3.74	—	JUNE 2007
4	SINGLE FAMILY RESIDENTIAL	18.14	72	3.97	—	JUNE 2008
5	SINGLE FAMILY RESIDENTIAL	24.71	94	3.80	—	JUNE 2008
6	SINGLE FAMILY RESIDENTIAL	22.15	72	3.25	—	JUNE 2009
7	SINGLE FAMILY RESIDENTIAL	19.16	76	3.97	—	JUNE 2009
TOTALS/AVERAGE		182.03	608	3.34	—	

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	182.03
DRAINAGE ROW/NATURAL AREA	—
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	—
PARK AREA	—
TOTALS	182.03

PROPERTY LEGAL DESCRIPTION

A 182.03 ACRE, (7,929,069 SQUARE FEET MORE OR LESS) TRACT OF LAND BEING ALL OF THAT 182.211 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9488, PAGES 2278-2281 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY TEXAS.

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506 (q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.
10. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-515 (b)(3).
11. PRIOR TO ANY PLAT APPROVAL AND OR RECORDATION A SUPPLEMENTAL PER UDC 35-B(C)(18) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COMPLIANCE OF THE UDC.
12. STREET "A" WILL REQUIRE A LEFT TURN LANE AND A RIGHT TURN DECEL LANE AT OLD FREDERICKSBURG ROAD.

LEGEND:

- PHASE LINE
- 10' CONTOURS
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- UNIT NUMBER
- FUTURE STREET EXTENSION
- DRAIN FLOW ARROW
- ON-SITE DETENTION

SANITARY SEWER:
WATER:
ELECTRIC:
TELEPHONE:
GAS:

UTILITY PURVEYORS

SAN ANTONIO WATER SYSTEM
SAN ANTONIO WATER SYSTEM
CITY PUBLIC SERVICE
SBC
GREY FOREST UTILITY

IRVIN 182.03 ACRE TRACT MASTER DEVELOPMENT PLAN

MDP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

PAPE-DAWSON
ENGINEERS
1968-2008 • 40 YEARS OF EXCELLENCE

555 EAST RAMSEY SAN ANTONIO TEXAS 78216 PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: JUNE 14, 2005 JOB NO. 6219-00
REVISED DATE: SEPTEMBER 8, 2005

ACKNOWLEDGED BY:

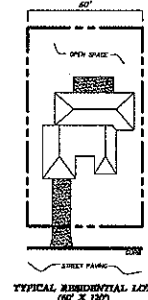
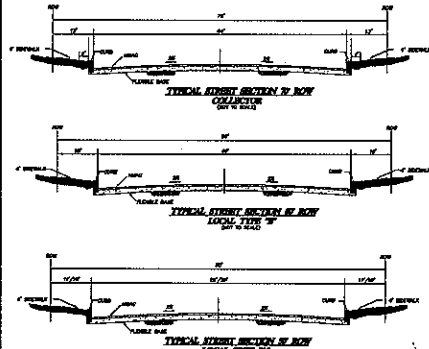
PAPE-DAWSON ENGINEERS, INC.

LARRY IRVIN

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

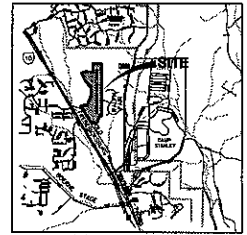
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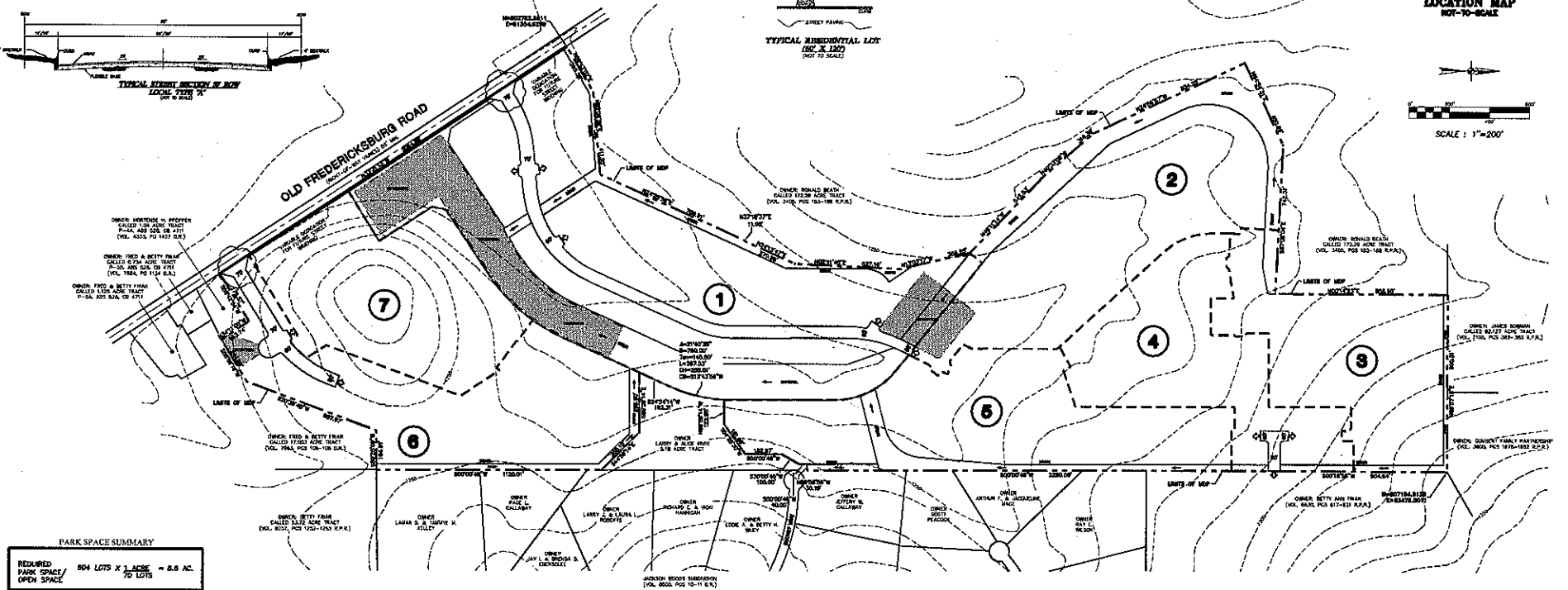
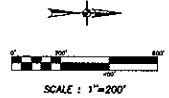


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
355 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-0000
FAX: (210) 375-0010

DEVELOPER/OWNER:
LARRY IRVIN
24165 I.E. 10 WEST, SUITE 217
SAN ANTONIO, TEXAS 78257
PHONE: (210)



LOCATION MAP
NOT TO SCALE



PARK SPACE SUMMARY

REQUIRED
PARK SPACE
OPEN SPACE

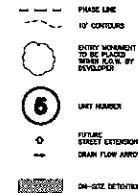
NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

UNIT/PHASE	LAND USE	GROSS AREA (AC.)	NO. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	51.83	122	2.35	JUNE 2006
2	SINGLE FAMILY RESIDENTIAL	25.04	101	3.50	JUNE 2007
3	SINGLE FAMILY RESIDENTIAL	18.19	68	3.74	JUNE 2007
4	SINGLE FAMILY RESIDENTIAL	18.14	72	3.97	JUNE 2008
5	SINGLE FAMILY RESIDENTIAL	23.92	91	3.80	JUNE 2008
6	SINGLE FAMILY RESIDENTIAL	23.15	74	3.14	JUNE 2008
7	SINGLE FAMILY RESIDENTIAL	19.16	78	3.99	JUNE 2009
TOTALS/AVERAGE		182.03	604	3.33	

LAND USE TABLE	LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL		182.03
OPEN SPACE/NATURAL AREA		-
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)		-
PARK AREA		-
TOTALS		182.03

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE REQUIREMENTS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT TRIANGLE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SHORT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 30-508 (C) (3).
6. SIDEWALKS WILL BE INSTALLED BY THE PUBLIC RIGHT-OF-WAY PER USE ARTICLE 2, DIVISION 2, 30-508(A). THE MINIMUM WIDTH OF SIDEWALKS INCLUDING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS INCLUDING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (BARRAN 50 FEET RIGHT OF WAY) AND ARTERIALS (BARRAN 100 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
9. DEDICATION FOR FUTURE STREET RIGHT-OF-WAY TO BE DETERMINED AT TIME OF PLATTING.

LEGEND:



UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
GAS: GREY FOREST UTILITY

IRVIN 182.03 ACRE TRACT MASTER DEVELOPMENT PLAN

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 30-919 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

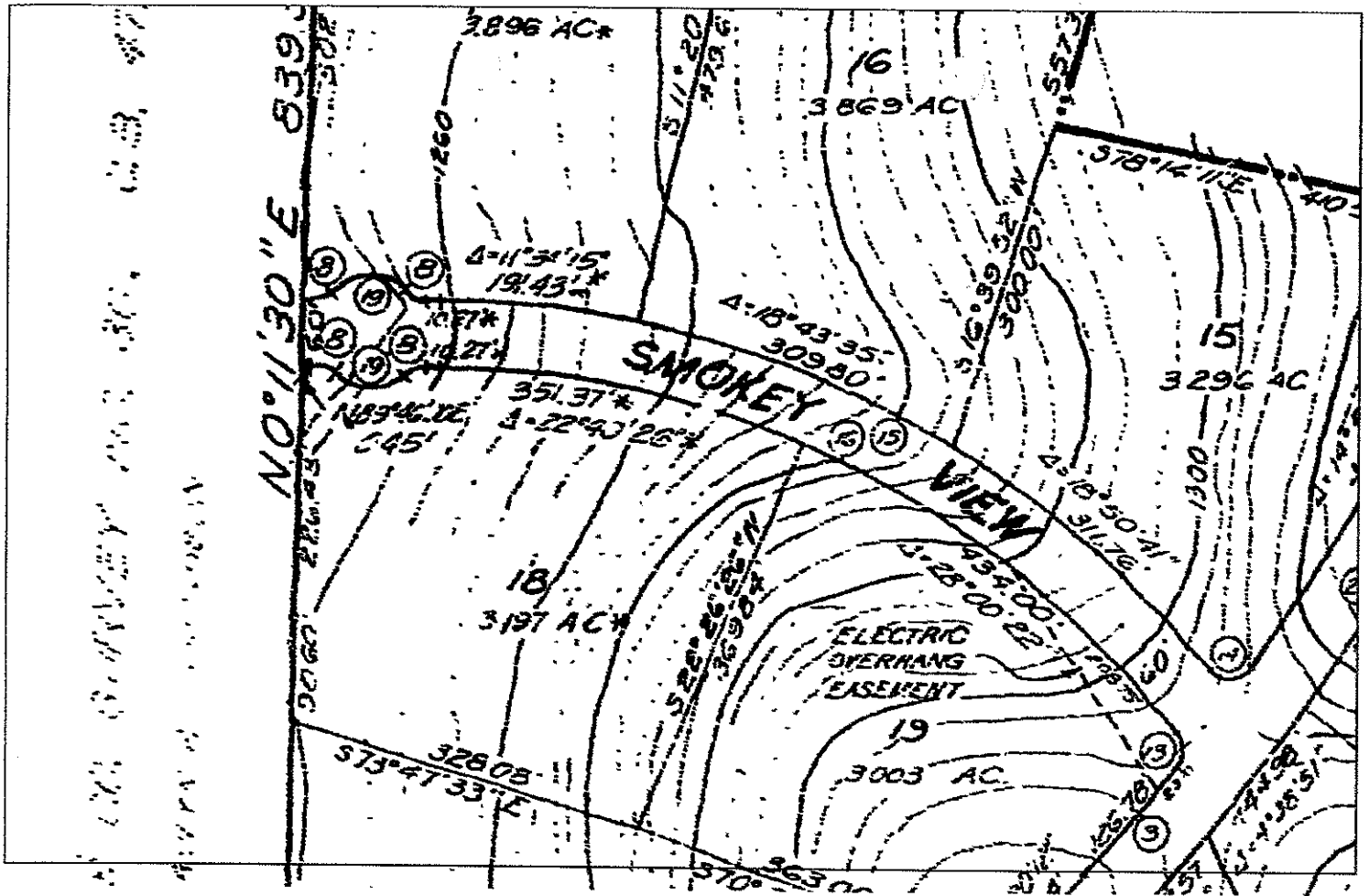
PAPE-DAWSON ENGINEERS, INC. LARRY IRVIN

NOP PLAN NO.:
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

PAPE-DAWSON ENGINEERS
1998-2008 A 40 YEARS OF EXCELLENCE

PREPARED BY: SAN ANTONIO TEXAS FILE PREPARED DATE: JUNE 14, 2005
JOB NO. 0219-00





City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: _____

Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: <div style="text-align: right; font-size: small; margin-top: 20px;">2005 JUN 30 DEV. SERV. DEPT.</div>
--	---

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF?
For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)
<input type="checkbox"/> Master Plan Community District (MPCD)
<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development District
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Rural Development (RD)
<input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Mix Light Industrial (MI-1) | <input type="checkbox"/> P.U.D. Plan
<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Pedestrian Plan (PP)

<input type="checkbox"/> Other: _____ |
|--|--|

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Irvin 182.03 Acre Tract

Owner/Agent: Larry Irvin Phone: (210) 414-9486 Fax: _____

Address: 24165 IH-10 West, Suite 217 San Antonio, TX Zip code: 78257

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: _____

Case Manager: Robert Lombroso, Planner II (Even File number) (210) 207-5014, rlombroso@sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	File Number: <div style="text-align: right;">2005 JUN 30 DEV. SERVICES</div>
--	--

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☐ NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| <input type="checkbox"/> Other: _____ | |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Irvin 182.03 Acre Tract

Owner/Agent: Larry Irvin Phone: (210) 414-9486 Fax: _____

Address: 24165 IH-10 West, Suite 217 San Antonio, TX Zip code: 78257

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9030

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

City of San Antonio
Development Services Department
Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description: _____

N/A

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: See Plan

Total Number of lots: 604 divided by acreage: 182.03 = Density: 3.3

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Boerne and Northside Ferguson map grid: Pg 447, D-4, D-5, D-6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name No No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

DEV. SERVICES
2005 JUN 30 A 9:04

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☐ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

DEV. SERVICES
2005 JUN 30 A 9:04

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

DEV. SERVICES
2005 JUN 30 A 9:04

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A stormwater management plan (Section 35-B119)

Owner or Authorized Representative:

I certify that the Irvin – 182.03 Acre Tract Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: _____ Signature: *Larry Irvin*

Date: _____ Phone: _____ Fax: _____

E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



Sams

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano , Planner II (Even File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- 0507012
- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Other: _____ |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

(Check One)

Project Name: Irvin 182.03 Acre Tract **File#** _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

Phone: (210) 375-9000 **Fax:** (210) 375-9030

Contact Person Name: Jon Adame **E-mail:** jadame@pape-dawson.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Plats Only): 2 copies (folded) with Request for Review forms (attached)

(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies

2005 JUL -8 PM 3:48

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES



Sams

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
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(Check One)

- 0507012
- | | |
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Date: _____

(Check One)

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Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

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SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 JUL - 8 P.D. 3:48

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

At this time, the Irvin 182.03 Acre Tract MDP #? was provided.
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer
Protection Plan is required) (if applicable)

*SAWS
conditions*

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)
prior to construction.

Additional Comments:

*Project is on contributing zone, and water quality
ordinance does not apply.*

Kirk M. Miller
Signature

Manager
Title

8-10-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
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Karl M. Miller
Signature

Manager
Title

8-10-05
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next
scheduled meeting.



Bexar County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014; rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207; ernestb@sanantonio.gov

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
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| <input type="checkbox"/> Major <input type="checkbox"/> Minor | |

Date: _____

2/11/05

(Check One)

Project Name: Irvin 182.03 Acre Tract File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Phone: (210) 375-9000 Fax: (210) 375-9030

Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

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REQUEST FOR REVIEW

(Cont.)

- | | |
|--|---|
| <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
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| <input type="checkbox"/> Disability Access (Sidewalks) | <input type="checkbox"/> Parks - Open space |
| <input type="checkbox"/> Zoning | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Storm Water Engineering | <input type="checkbox"/> Other: _____ |

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

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WITH CONNECTIVITY INTO LOST CREEK III THROUGH UNIT "4".
2) ILLUSTRATE CONNECTION INTO LOST CREEK IV.

Signature Title Date
Civil Engineer Assistant 8-22-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



Bexar County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014; rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207; ernestb@sanantonio.gov

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2/11/05

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Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

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City of San Antonio Development Services Department use

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Date: _____

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☐ I recommend approval

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2) ILLUSTRATE CONNECTION INTO LOST CREEK IV.

Signature

Title

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombrano, Planner II (Even File number)
(210) 207-5014, rlombrano@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

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Date: _____

8/11/05

(Check One)

Project Name: Irvin 182.03 Acre Tract File# _____
Engineer/Surveyor: Pape-Dawson Engineers, Inc.
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216
Phone: (210) 375-9000 Fax: (210) 375-9030
Contact Person Name: Jon Adame E-mail: jadame@pape-dawson.com

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REQUEST FOR REVIEW

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City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

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[Signature] Civil Engineer Assistant 8-22-05
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.



Bexar County

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW



Case Manager

Robert Lombardo, Planner II (Even File number)
(210) 207-5014, rlombardo@sanantonio.gov

Ernest Brown, Planner II (Odd file Number)
(210) 207-7207, ernestb@sanantonio.gov

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Date: _____

2/11/05

(Check One)

Project Name: Irvin 182.03 Acre Tract File# _____

Engineer/Surveyor: Pape-Dawson Engineers, Inc.

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REQUEST FOR REVIEW

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City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator

Date: _____

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☒ I do not recommend approval

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[Signature] Civil Engineer Assistant 8-22-05
Signature Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

☒ I recommend approval

☐ I do not recommend approval

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subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Disability

H. MacDonald

Signature

Planner II

THE

DATA

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Ismael Segovia

From: Patricia Wallace
Sent: Monday, November 28, 2005 1:34 PM
To: 'Jesse Pacheco @PD'
Cc: Ismael Segovia
Subject: RE: Irvin 182.03 Acre Tract MDP

Jesse -- I received the final plans today and forwarded them to Ismael Segovia who will be obtaining the final signatures. My temporary assignment to MDP is over now that Ismael has permanently taken Ernest's place as MDP case manager.

It's been a pleasure working with you to get this MDP ready for final approval.

Trish.

Trish Wallace, AICP
City of San Antonio
Development Services, Zoning Division
(210) 207-0215

-----Original Message-----

From: Jesse Pacheco @PD [mailto:JPacheco@Pape-Dawson.com]
Sent: Monday, November 28, 2005 1:07 PM
To: Patricia Wallace
Subject: RE: Irvin 182.03 Acre Tract MDP

Patricia, following up on approval of Irvin 182.03 acre MDP.

-----Original Message-----

From: Patricia Wallace [mailto:PWallace@sanantonio.gov]
Sent: Tuesday, November 15, 2005 10:30 AM
To: Patricia Wallace; Jesse Pacheco @PD
Cc: Michael Herrera
Subject: RE: Irvin 182.03 Acre Tract MDP

Jesse -- I will need to receive 8 final copies for signature.

Thanks,

Trish.

-----Original Message-----

From: Patricia Wallace
Sent: Wednesday, November 09, 2005 9:36 AM
To: 'Jesse Pacheco @PD'
Cc: Michael Herrera
Subject: RE: Irvin 182.03 Acre Tract MDP

Yes. MDP approves.

Thank you for showing the extra connection for the collector/Local B network.

We will draft up your approval letter this week and contact you early next week when the letter and signed plan is ready.

Trish Wallace, AICP
City of San Antonio

Ismael Segovia

From: Larry Odis
Sent: Wednesday, December 07, 2005 1:24 PM
To: Ismael Segovia
Subject: FW: Irvin 182.03 Acre Tract MDP from Kay Hinds
Importance: High

Historic
-yrs/c

From: Kay Hinds
Sent: Wednesday, December 07, 2005 8:20 AM
To: Larry Odis
Subject: FW: Irvin 182.03 Acre Tract MDP
Importance: High

Larry:

Ismael asked me to forward this to you for the above. Just put the text I have highlighted in the letter. Thanks!

Kay

-----Original Message-----

From: Kay Hinds
Sent: Friday, August 19, 2005 3:55 PM
To: Michael Herrera
Cc: Ernest Brown; 'jadame@pape-dawson.com'
Subject: Irvin 182.03 Acre Tract MDP
Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. **We believe that cultural resources exist within the project area that should be documented before the project moves forward.** If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinds

Ernest Brown

From: Kay Hinde
Sent: Friday, August 19, 2005 3:55 PM
To: Michael Herrera
Cc: Ernest Brown; 'jadame@pape-dawson.com'
Subject: Irvin 182.03 Acre Tract MDP

Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We believe that cultural resources exist within the project area that should be documented before the project moves forward. If you have any questions or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hinde

Historic
comments
8-19-05
conch brow

Ernest Brown

From: Veronica Barefield
Sent: Monday, July 25, 2005 4:13 PM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown; Richard Carrizales; Michael Herrera; Sam Dent
Subject: Irvin 182 MDP ---Approved



scan2.PDF

stermwater
7-25-05

Ernest Brown

From: Abigail Kinnison
Sent: Thursday, September 01, 2005 9:51 AM
To: 'jpacheco@pape-dawson.com'
Cc: Christina De La Cruz; Ernest Brown; Michael Herrera
Subject: RE: Irvin 182.03 Acre Tract

I recommend approval.

-----Original Message-----

From: Abigail Kinnison
Sent: Wednesday, July 27, 2005 10:06 AM
To: jadame@pape-dawson.com
Cc: Christina De La Cruz; Ernest Brown; Michael Herrera
Subject: Irvin 182.03 Acre Tract

Irvin 182.03 Acre Tract

I do NOT recommend approval.

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

Bikes

Ernest Brown

From: Karen.Stahn@saws.org
Sent: Wednesday, August 10, 2005 10:17 AM
To: Ernest Brown
Cc: jadame@pape-dawson.com
Subject: SAWS review of "Irvin 182.03 Acre Tract MDP" - Recommend Approval

Attached is the SAWS Aquifer Protection & Evaluation review of the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

SAWS

Ernest Brown

From: Abigail Kinnison
Sent: Wednesday, July 27, 2005 10:06 AM
To: 'jadame@pape-dawson.com'
Cc: Christina De La Cruz; Ernest Brown; Michael Herrera
Subject: Irvin 182.03 Acre Tract

Irvin 182.03 Acre Tract

I do NOT recommend approval.

- As required in the Bicycle Master Plan (Ordinance 100741 - approval by City Council April 21, 2005), all future collector and arterial roadways will be required to include bicycle facilities (path or lane).
- New collector roadways require a marked 5 foot on-street bicycle lane, along side each driving lane OR an off-street, 8 foot, multi-use path on one side of the road, with a 5 foot separation from the roadway. The additional square footage may be counted toward required park credits.

Abigail Kinnison, AICP
Bicycle and Pedestrian Coordinator
Department of Public Works
City of San Antonio
(210) 207-3971
(210) 207-4034 FAX

7/27/2005

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **jadame@pape-dawson.com**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,
Michael Herrera, Ernest Brown**

SUBJECT: **Irvin 182.03 MDP**

Leon Creek Watershed

July 25, 2005

Storm Water has reviewed your submittal dated July 6, 2005 and have no further comments. This MDP is
APPROVED.

Should you have any questions please call me at 207-4341.



Veronica Barefield, EIT, C.F.M.
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.
Storm Water Engineer

Ernest Brown

From: Sam Dent
Sent: Sunday, August 28, 2005 11:53 AM
To: jadame@pape-dawson.com
Cc: Ernest Brown
Subject: MDP Review Comments - Irvin 182.03 Acre Tract

Street/
Drainage
- y/c

See attached.

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE**

TO: Jon Adame, P.E.
Pape-Dawson Engineers, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 28, 2005

SUBJECT: MDP Review Comments
Irvin 182.03 Acre Tract

1. Based upon the information provided, the above referenced MDP is approved with the following condition: add a note stating that block lengths shall comply with UDC Section 35-515(b)(3)".
2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

Ernest Brown

From: Marc Courchesne
Sent: Monday, August 22, 2005 9:24 AM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Irvin 182.03 Acre Tract, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Irvin 182.03 Acre Tract, MDP. In order to expedite the approval of this MDP, please provide the following:

- Street A, Left turn lane and right turn decel lane.
- Left turn eastbound lane Ralph Fair at Old Fredericksburg with 3rd unit built.
- No houses fronting Local B in unit 1.
- Units 2,3,4,5 have 332 homes another 50 in unit 1. Only need traffic from 28 homes from Lost Creek III to generate over 4000 vpd.

Redlines are in the engineer pick up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Marc Courchesne
Sent: Friday, July 15, 2005 4:13 PM
To: Ernest Brown; Richard Chamberlin; Marc Courchesne; 'jadame@pape-dawson.com'
Subject: Irvin 182.03 Acre Tract, MDP **DISAPPROVAL**

TIA recommends the disapproval of the Irvin 182.03 Acre Tract, MDP. In order to expedite the approval of this MDP, please provide the following:

- Zoom-in of site layout (current site layout in TIA is too small).
- Show Local A connection into Lost Creek IV.
- Existing traffic counts @ Old Fredericksburg & IH 10 Access Rd.
- Pavement condition.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Patricia Wallace

From: Richard Chamberlin
Sent: Wednesday, October 19, 2005 4:48 PM
To: Patricia Wallace; Marc Courchesne; 'jpacheco@pape-dawson.com'
Cc: Sang Todd (E-mail); Brach Robert (E-mail)
Subject: RE: Irvin MDP

Old Fredericksburg is classified as a collector street by both the City and the County, requiring 70 feet of ROW (35' C/L to PL). The MDP is required to show the dedication given only a 60' ROW. Thanks.

Richard Chamberlin, P.E.
Sr. Engineer, Traffic Impact Analysis & Streets
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507

Tell us how we're doing by taking our survey...

<http://www.sanantonio.gov/dsd/survey.asp>

-----Original Message-----

From: Patricia Wallace
Sent: Wednesday, October 19, 2005 10:35 AM
To: Marc Courchesne; Richard Chamberlin
Subject: FW: Irvin MDP

Marc / Richard -- Could you provide Mr. Pacheco and myself with the current classification for Old Fredericksburg Road so that the appropriate R-O-W can be placed on the MDP. Thanks.

-----Original Message-----

From: Patricia Wallace
Sent: Wednesday, October 19, 2005 10:31 AM
To: Patricia Wallace; 'jpacheco@pape-dawson.com'
Cc: Michael Herrera
Subject: RE: Irvin MDP

Thank you for forwarding the comments from Ernest regarding Smokey View Road. It appears that there may be some question regarding the extension of Smokey View Road, however, this decision will need to be made by the Planning Commission through a variance request at the time of Platting.

With respect to the street system, the connection of the proposed Collector and Local B roads do need to be shown on the Master Development Plan. This will help us ensure that these roads will connect in the future to provide secondary access to all units within this development. I understand that you may not want to commit to the specific path of the road system at this time, but we do need to the plan to show an intent to connect the roadways.

Lastly, the TIA comments indicate that all roadways show follow the Functional Classification System. I will ask the TIA Division for clarification as to the current classification of Old Fredericksburg considering the development that has occurred there including Lost Creek.

Trish.

*Trish Wallace, AICP
City of San Antonio
Development Services, MDP Division
(210) 207-7207*

-----Original Message-----

CITY OF SAN ANTONIO
Development Services Department
Interdepartmental Correspondence Sheet

TIA

TO: Michael Herrera, Development Services MDP Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis Division
COPIES TO: File
SUBJECT: Irvin 182.03 Acre Tract, MDP, Level 2 TIA, 2005TIA1002
DATE: October 3, 2005

The DSD – Traffic Impact Analysis Division has reviewed the Level-2 Traffic Impact Analysis for the Irvin 182.03 Acre Tract (MDP). The analysis indicates compliance with TIA Ordinance 91700.

This proposed development is located on the east side of Old Fredericksburg Road, east of IH-10, and north of Ralph Fair in northern Bexar County. Proposed to consist of 590 single-family residential, this development is estimated to generate 5,646 average daily trips, and 596 weekday peak-hour trips with an expected completion date of 2008.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Irvin 182.03 Acre Tract, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.
- **No layout for a detailed internal street network has been provided. The Traffic Impact Analysis Division review is in no way a review of an internal street network. Streets reserves the right to make further comments should a detailed internal street network be provided prior to Planning Commission approval. UDC 35-506 will be implemented at the time of platting**

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets
ID 2005TIA1002

Ernest Brown

From: Christopher Looney
Sent: Tuesday, August 09, 2005 9:30 AM
To: 'jadame@pape-dawson.com'
Cc: Ernest Brown; Michael Herrera; Robert Lombrano
Subject: Irvin 182.03 Acre Tract MDP

*Zoning
- yes*

Irvin 182.03 Acre Tract MDP

Zoning: Approved
Outside of the City Limits

Thank you.

*Christopher Looney
Senior Planner - Zoning/BOA
Development Services Department
City of San Antonio, Texas*

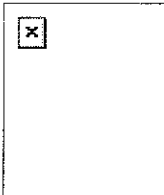
Ernest Brown

From: Joan Miller
Sent: Monday, August 29, 2005 9:41 AM
To: Ernest Brown
Subject: FW: Irvin 182 acre Tract

Ernest - it got to all the other right people before ... but I sent to Ernest Apolinar by mistake! Sorry about that, but here's the approval on this one. Joan

-----Original Message-----

From: Joan Miller
Sent: Thursday, August 04, 2005 11:43 AM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera; Ernest Apolinar; Debbie Reid
Subject: Irvin 182 acre Tract



CITY OF SAN ANTONIO

P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 8/4/05

Subject: Irvin 182.03 Acre Tract Master Development Plan

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- Streetscape standards
- 2003 Tree Preservation ordinance

It is recommended that the heritage trees be preserved in and along drainage easements to minimize mitigation and provide buffers to adjacent properties.

8/29/2005

If you have any further questions, please call me at (210) 207-8265.

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Ismael Segovia
Sent: Tuesday, July 19, 2005 9:12 AM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera; Ernest Brown
Subject: Irvin 182.03 Acre Tract MDP



MDP Irvin 182.03
Acre Tract Me...

Ismael B. Segovia, M.A.
Planner II
City of San Antonio
Parks Project Services

Office: 210-207-2886
Fax: 210-207-2720
PO Box 839966
506 Dolorosa, Ste. 103
San Antonio, Texas 78283

CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department
FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department
COPIES TO: Ernest Brown, Planner II, Development Services Department
SUBJECT: Irvin 182.03 Acre Tract Master Development Plan

DATE: July 19, 2005

I recommend approval of the Irvin 182.03 Acre Tract Master Development Plan.

Irvin 182.03 Acre Tract is a proposed subdivision of 604 single-family lots. Per UDC section 35-503, table 503-1, the required Parks or Open Space requirement is 1 acre per 70 dwelling units. The required acreage for this development is 8.6 acres.

The applicant has stated that the parkland requirement will be met through payment of a fee in lieu of land. As per the UDC §35-503(g) Table 503-3, the fee will need to be calculated at the plat level and must be paid in full prior to recordation.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

From: Patricia Wallace
Sent: Friday, October 14, 2005 2:59 PM
To: 'jpacheco@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin MDP

Jesse -- There are still a few items that need to be resolved on the Irvin Property.

1. According to our Streets Division, Old Fredericksburg Road is classified as a Collector and will need to be upgraded to provide 70' ROW.
2. The collector systems shown in Phases 1, 4, and 3 need to be connected so we can see the circulation. Without this connectivity it is difficult to determine if adequate secondary access will be available.
3. Projection of Smokey View Road. It appears that this roadway is intended to continue into future development. There is a small section of Irvin property between this MDP and the roadway projection. Please indicate how this roadway is to be accounted for. Perhaps a supplemental could show the intended lot layout for this section of Phase Five. I realize there are some drainage features, but nothing that specifically precludes planning for the project of this roadway.

Trish.

*Trish Wallace, AICP
City of San Antonio
Development Services, MDP Division
(210) 207-7207*

Patricia Wallace

From: Patricia Wallace
Sent: Friday, October 14, 2005 2:59 PM
To: 'jpacheco@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin MDP

Jesse -- There are still a few items that need to be resolved on the Irvin Property.

1. According to our Streets Division, Old Fredericksburg Road is classified as a Collector and will need to be upgraded to provide 70' ROW.
2. The collector systems shown in Phases 1, 4, and 3 need to be connected so we can see the circulation. Without this connectivity it is difficult to determine if adequate secondary access will be available.
3. Projection of Smokey View Road. It appears that this roadway is intended to continue into future development. There is a small section of Irvin property between this MDP and the roadway projection. Please indicate how this roadway is to be accounted for. Perhaps a supplemental could show the intended lot layout for this section of Phase Five. I realize there are some drainage features, but nothing that specifically precludes planning for the project of this roadway.

Trish.

Trish Wallace, AICP
City of San Antonio
Development Services, MDP Division
(210) 207-7207

Lost creek I, IV → not 70'

Streets not required on MDP. ?

Patricia Wallace

From: Jesse Pacheco @PD [jpacheco@pape-dawson.com]
Sent: Monday, October 17, 2005 10:32 AM
To: Patricia Wallace
Subject: FW: Irvin 182.03 Acre Tract

E-Mail from Ernest Brown regarding Smokey View.

-----Original Message-----

From: Jon Adame @PD [mailto:JAdame@Pape-Dawson.com]
Sent: Thursday, September 22, 2005 3:48 PM
To: Jesse Pacheco (E-mail)
Subject: FW: Irvin 182.03 Acre Tract

-----Original Message-----

From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Thursday, September 22, 2005 3:08 PM
To: Page Callaway
Cc: Michael Herrera; jadame@pape-dawson.com; Sam Dent; Richard Chamberlin
Subject: Irvin 182.03 Acre Tract

Good afternoon Mr. Callaway,

I enjoyed our visit this morning as well. You made some valid transportation points. Although UDC 35-506(e)(2) projection of roadways requires a mandatory connection to where adjacent development show a possible continuation of roadway to connect to new development, I would agree after our conversation this morning that the connection would not provide any benefit to logical transportation planning within the area. However, the following are the review comments I have submitted to Mr. Jon Adame the contact person for the engineering firm processing the project. Please reference below.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, the connection to Smokey View street to the east adjoining property and or projection into Larry and Alice Irvin 5 ac tract (Appear to be land locked).

UDC section 35 section 35-506(e)(7) secondary access

I will recite my first bullet for them to address the cited code criteria by providing a note on the plan stating they will submit a variance to the cited code criteria prior to platting and demonstrate that the Larry and Alice Irvin 5Ac tract is not land locked. I will also encourage the Street/TIA division to concur.

I hope this action is found to be beneficial to all involved and yet not compromise good planning logic.

If I can be of further assistance to you please feel free to contact me again.

Have great day.

-----Original Message-----

From: Page Callaway [mailto:pcallaway@CallawayDevelopment.com]

Sent: Thursday, September 22, 2005 1:10 PM

To: Ernest Brown

Subject: Thank you for your consideration

Ernest,

It was nice visiting with you. If it is possible to keep Smokie View from connecting to the Irvin development it would be greatly appreciated by everyone in the area. It would be a significant life safety issue and not be a solution to the east /west traffic problems because of the poor road condition ,no lighting and dangerous exit to Ralph Fair RD. from Fawn Mountain and as we mentioned the traffic ends back at the same choke point of Old Fredericksburg Rd and Ralph Fair/ IH-10 anyway.

I know there is not much we can have a voice in for this area, so any consideration is greatly appreciated.

Best regards,
Page L. Callaway



INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

*County
- y/c*

DATE: November 30, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Irvin 182.03 Acre Tract Master Development Plan

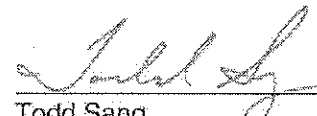
The Bexar County Infrastructure Services Department has reviewed Irvin Tract Master Development Plan located northeast of the intersection of Old Fredericksburg Road and Ralph Fair Road.

The proposed 182.03 acres will consist of 608 single family residential lots. This development is estimated to generate 5,819 average daily trips which are expected to be distributed through two primary access points on Old Fredericksburg Road with additional all-weather access through the adjacent Lost Creek residential neighborhood.

The following improvements will be provided by the developer prior to completion of the Irvin Tract Subdivision:

- Access from Old Fredericksburg at the north most entrance will require a southbound left turn and a northbound right turn lane.
- Access through the adjacent Lost Creek Subdivision to Ralph Fair Road shall be secured prior to approval of any plat submitted for the Irvin Tract Subdivision.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.


Todd Sang
Civil Engineer Assistant



INFRASTRUCTURE SERVICES DEPARTMENT

PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: November 30, 2005
TO: Michael Herrera, Development Services MDP Division
FROM: Bexar County Infrastructure Services Department
SUBJECT: Irvin 182.03 Acre Tract Master Development Plan

The Bexar County Infrastructure Services Department has reviewed Irvin Tract Master Development Plan located northeast of the intersection of Old Fredericksburg Road and Ralph Fair Road.

The proposed 182.03 acres will consist of 608 single family residential lots. This development is estimated to generate 5,819 average daily trips which are expected to be distributed through two primary access points on Old Fredericksburg Road with additional all-weather access through the adjacent Lost Creek residential neighborhood.

The following improvements will be provided by the developer prior to completion of the Irvin Tract Subdivision:

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- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

MEMO



To: Todd Sang
Bexar County Public Works

Date: October 7, 2005

Re: Irvin 183.02 Acre Tract
County Requirements Related to MDP

We recently received a comment from Bexar County regarding the placement of a Local B street with no houses fronting it between Old Fredericksburg Road and Ralph Fair Road as part of the above referenced development. There has been some concern expressed about the flow of traffic during periods of flooding on Old Fredericksburg based on the location of the existing low water crossings north of Ralph Fair Road.

It is our view that the occasional redirection of traffic due to high water should not be the primary basis for requiring a Local B street with no lots fronting it through the entire neighborhood. During those few times out of the year that Old Fredericksburg becomes impassable due to high water, traffic from the subdivision will still have the option of using Ralph Fair Road since an indirect connection through the neighborhood will be provided. It seems unnecessary to make provisions for additional traffic flow through the neighborhood when this type of street will not be needed the overwhelming majority of the time. Presumably, this will become a non-issue when the low water crossings on Old Fredericksburg are remedied at some point in the future.

Thank you for your prompt review of the Irvin Tract Level 2 - Traffic Impact Analysis and MDP. Upon receipt of this information, these items should be found to be acceptable to Bexar County. If you have any questions or comments, please let me know.

END OF MEMORANDUM

p:\621\W\h\dw\irvin tract county memo.doc

From: Shon Merryman, P.E. *SM*

Project No.: 6219-00

cc: Gilmer Gaston, P.E., PTOE

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Patricia Wallace

From: tsang@bexar.org
Sent: Friday, September 30, 2005 9:10 AM
To: Patricia Wallace
Cc: Michael Herrera; RBrach@bexar.org
Subject: FW: Irvin Tract **Disapproval**

Fyi

Jesse Pacheco from Pape-Dawson notified me that his client wants to have homes fronting the roadway connecting Old Fredericksburg to Ralph Fair Rd.
This concerns me for a couple of reasons:

- 1) Traffic will be traveling from Ralph Fair to the commercial activity on Old Fred via the Irvin tract
- 2) In case of an emergency, the only all-weather access to IH 10 is Ralph Fair Rd.

I am waiting for Jesse to talk to his client with my concerns, mainly all-weather access

Can you copy and send me the digital files of the approved Lost Creek I thru IV MDP's? If not, can you direct me to someone who can?

Your help is greatly appreciated
thanks

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----

From: Sang, Todd
Sent: Monday, September 19, 2005 3:20 PM
To: Ernest Brown; 'jpacheco@pape-dawson.com'
Cc: Michael Herrera; Brach, Robert
Subject: FW: Irvin Tract **Disapproval**

Please note:
Comment #1 was not addressed.

Due to the traffic traveling between Old Fredericksburg Rd and Ralph Fair Rd, a minimum Local Type B Street with no homes fronting will be required to be extended through Units 2 & 4 of this subdivision which will connect into Lost Creek III.

Thanks,
Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

9/30/2005

Ernest Brown

From: tsang@bexar.org
Sent: Monday, September 19, 2005 3:20 PM
To: Ernest Brown; jpacheco@pape-dawson.com
Cc: Michael Herrera; RBrach@bexar.org
Subject: FW: Irvin Tract **Disapproval**

Please note:
Comment #1 was not addressed.

Due to the traffic traveling between Old Fredericksburg Rd and Ralph Fair Rd, a minimum Local Type B Street with no homes fronting will be required to be extended through Units 2 & 4 of this subdivision which will connect into Lost Creek III.

Thanks,
Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

9/20/2005

Ernest Brown

From: tsang@bexar.org
Sent: Monday, August 22, 2005 11:05 AM
To: Ernest Brown
Subject: FW: Irvin Tract **Disapproval**

Ernest
I forgot to sign the first one I sent you

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----

From: Sang, Todd
Sent: Monday, August 22, 2005 10:04 AM
To: Ernest Brown; 'jpacheco@pape-dawson.com'
Cc: Michael Herrera; Brach, Robert
Subject: Irvin Tract **Disapproval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

8/22/2005

Ernest Brown

From: tsang@bexar.org
Sent: Monday, August 22, 2005 10:04 AM
To: Ernest Brown; jpacheco@pape-dawson.com
Cc: Michael Herrera; RBrach@bexar.org
Subject: Irvin Tract **Disapproval**

*Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649*

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 22, 2005 10:01 AM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin 182.03 Acre Tract

Good morning Mr. Adame,

The following are review comments from the MDP/MTP division of DSD.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, the connection to Smokey View street to the east adjoining property and or projection into Larry and Alice Irvin 5 ac tract (Appear to be land locked).

UDC section 35 section 35-506(e)(7) secondary access

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 22, 2005 3:08 PM
To: 'Page Callaway'
Cc: Michael Herrera; 'jadame@pape-dawson.com'; Sam Dent; Richard Chamberlin
Subject: Irvin 182.03 Acre Tract

Good afternoon Mr. Callaway,

I enjoyed our visit this morning as well. You made some valid transportation points. Although UDC 35-506(e)(2) projection of roadways requires a mandatory connection to where adjacent development show a possible continuation of roadway to connect to new development, I would agree after our conversation this morning that the connection would not provide any benefit to logical transportation planning within the area. However, the following are the review comments I have submitted to Mr. Jon Adame the contact person for the engineering firm processing the project. Please reference below.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, the connection to Smokey View street to the east adjoining property and or projection into Larry and Alice Irvin 5 ac tract (Appear to be land locked).

UDC section 35 section 35-506(e)(7) secondary access

I will recite my first bullet for them to address the cited code criteria by providing a note on the plan stating they will submit a variance to the cited code criteria prior to platting and demonstrate that the Larry and Alice Irvin 5Ac tract is not land locked. I will also encourage the Street/TIA division to concur.

I hope this action is found to be beneficial to all involved and yet not compromise good planning logic.

If I can be of further assistance to you please feel free to contact me again.

Have great day.

-----Original Message-----

From: Page Callaway [mailto:pcallaway@CallawayDevelopment.com]
Sent: Thursday, September 22, 2005 1:10 PM
To: Ernest Brown
Subject: Thank you for your consideration

Ernest,

It was nice visiting with you. If it is possible to keep Smokie View from connecting to the Irvin development it would be greatly appreciated by everyone in the area. It would be a significant life safety issue and not be a solution to the east /west traffic problems because of the poor road condition ,no lighting and dangerous exit to Ralph Fair RD. from Fawn Mountain and as we mentioned the traffic ends back at the same choke point of Old Fredericksburg Rd and Ralph Fair/ IH-10 anyway.

I know there is not much we can have a voice in for this area, so any consideration is greatly appreciated.

Best regards,

Page L. Callaway

Ernest Brown

From: Ernest Brown
Sent: Monday, July 25, 2005 4:06 PM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin 182.03 Acre Tract MDP

Good afternoon Jon,

The following are review comments from MDP/MTP.

MDP/MTP does not recommend approval of the above referenced MDP for the following reasons:

- UDC section 35-506(e)(2) projection of streets, to the east, west and north of project.

- UDC section 35-506(e)(7) secondary access

- UDC 35-B101, Rid #12 supplemental

Not enough information on plan for a comprehensive review. All other UDC criteria will be assessed at platting without and approved supplemental.

I hope this helped. If I can be of further assistance please contact me.

Have a great day.

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 01, 2005 4:37 PM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin 182.03 Acre Tract MDP/MTP review comments

Good afternoon Mr. Adame,

The following are review comments from the MDP/MTP division of DSD.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, to the east, west and north of project. In addition, the connection to Smokey View street to the east adjoining property.

UDC section 35 section 35-506(e)(7) secondary access

UDC section 35-B101, Provide note to plan stating the following:

"Prior to any plat approval and or recordation a supplemental per UDC 35-B(c)F(18) shall be submitted for review approval to compliance of the UDC",

Annotate phasing limits and floodplain.

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 22, 2005 10:01 AM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin 182.03 Acre Tract

Good morning Mr. Adame,

The following are review comments from the MDP/MTP division of DSD.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, the connection to Smokey View street to the east adjoining property and or projection into Larry and Alice Irvin 5 ac tract (Appear to be land locked).

UDC section 35 section 35-506(e)(7) secondary access

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Tracking:

Recipient

Read

'jadame@pape-dawson.com'

Michael Herrera

Read: 9/22/2005 10:12 AM

Ernest Brown

From: Ernest Brown
Sent: Thursday, September 22, 2005 10:01 AM
To: 'jadame@pape-dawson.com'
Cc: Michael Herrera
Subject: Irvin 182.03 Acre Tract

Good morning Mr. Adame,

The following are review comments from the MDP/MTP division of DSD.

MDP/MTP does not recommend approval of the above reference project for the following reasons:

UDC section 35-506(e)(2) projection of streets, the connection to Smokey View street to the east adjoining property and or projection into Larry and Alice Irvin 5 ac tract (Appear to be land locked).

UDC section 35 section 35-506(e)(7) secondary access

I hope this helped. If I can be of further assistance to you please contact me.

Have a great day.

Tracking:	Recipient	Read
	'jadame@pape-dawson.com'	
	Michael Herrera	Read: 9/22/2005 10:12 AM

TRANSMITTAL

1965-2005



To: COSA Development Services, MDP Division

Date: 15 Nov. 05

Attn: Patricia Wallace, AICP

Ismael

Alamo Street

San Antonio, Texas 78296

Re: Irvin 182.03 Acre Tract MDP

QUANTITY	DESCRIPTION
8	Copies of MDP Plan
	COSA Development Services, MDP Division

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

From: Jesse Pacheco

Project No.: 6219-00

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: DEVELOPMENT SERVICES / PLANNING

Attn:

ERNEST BROWN

ALAMO ST.

Date: 09/12/05

Re:

IRVIN 102 Acre MDP

QUANTITY	DESCRIPTION
321	Revised MDP
DEV. SERVICES	
2005 SEP 15 A 10:21	

RECEIVED
05 SEP 14 AM 9:55
LAND DEVELOPMENT
SERVICES DIVISION

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS

Revisions as per comment of Sept. 1, 2005.

THIS DEVELOPMENT IS NOT ADJOINING TO PROPERTY ON THE
EAST AT THIS LOCATION AT SMOKEY VIEW FOR
CONNECTION.

From:

JESSIE PACHECO

Project No.:

629-00

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL

1965-2005



To: DEVELOPMENT SERVICES / TIA

Attn: MARC COURCHESNE

ALAMO ST.

Date: 07/28/05

Re:

IRVIN 182.03 ACN TRACT MDP

QUANTITY	DESCRIPTION
1	REVISE PLAN WITH LOCAL "A" CONNECTION TO LOST CREEK IV (FRIAN TRACT)

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS

From:

JESSE PACHECO

Project No.:

0219-00

ERNEST BROWN / DEVELOPMENT SERVICES

cc:

TODD SANG / BEXAR COUNTY

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

2005 AUG - 2

To:

DEVELOPMENT SERVICES / PLANNING

Attn:

ERNEST BROWN
Alamo St.

Date: 07/28/05

Re:

IRVIN 182.03 Acre MDP

QUANTITY	DESCRIPTION

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

From:

Jesse Pacheco

Project No.:

621A-00

CC:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

TRANSMITTAL

1965-2005



To: BEXAR COUNTY INFRASTRUCTURE SERVICES

Attn: TODD LANG
233 N. PECOS, LA TRINIDAD, #420

Date: 09/12/05

Re: IRVIN 182 Acre MDP

QUANTITY	DESCRIPTION
1	Revised MDP
2	
3	
4	
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21	

If enclosures are not as noted, kindly notify us at once.

☒ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS Revised as per comments.

THERE WILL BE A PROTECTION TO CONDUIT TO
STREET FROM LOST CREEK III.

From: JESSE PACHECO

Project No.: 6219-00

cc: Ernest Brown, Pape-Dawson Services

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

1965-2005



40 YEARS OF
EXCELLENCE

To: ~~Development Services Engineering TIA~~

Attn: ~~MARC COURCHESNE~~

Date: 09/12/05

~~Alamo St.~~

Re: IRVIN 182 ACRE MDP

QUANTITY	DESCRIPTION
1	REDLINE PRINT AND REDLINED MDP
08V. SERVICES	
2005 SEP 5 A 10:21	

If enclosures are not as noted, kindly notify us at once.

☒ For Approval

☐ For Your Use

☐ As Requested

☐ For Review and Comment

COMMENTS

REVISIT AS PER RED LINE.

From:

JESSE FACHECO

Project No.:

6219-00

cc:

ERIST BROWN, Development Services

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey

San Antonio, Texas 78216

Phone: 210.375.9000

Fax: 210.375.9010

info@pape-dawson.com

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3302317

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 6/30/2005
DUE DATE 6/30/2005

50-05-5574
LARRY R. OR ALICE M. IRVIN
PMB 624, STE 217
SAN ANTONIO, TEXAS 78257

MDP 867

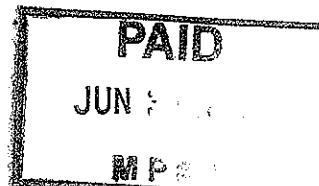
PHONE: (000) 000-0000

IRVIN 182.03 ACRE TRACT

MDP
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
6/30/2005	3302317	50-05-5574	6/30/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	06/30/2005		CK#10461	MDP
END	06/30/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

Bank of America
ACH R/T 111000025

10461

35-2/1130 TX
1706

LARRY R. OR ALICE M. IRVIN
PERSONAL ACCOUNT
PMB 624, STE. 217
24165 IH 10 W.
SAN ANTONIO, TX 78257-1159

June 26, 05

PAY TO THE
ORDER OF

City of San Antonio
Five hundred \$/00/100

\$ 500.⁰⁰/_{xx}

DOLLARS

The Private Bank

MEMO

Master Development Plan

Larry Irvin

⑈010461⑈ ⑆113000023⑆ 007114117776⑈

Bank of America
ACH R/T 111000025

10462

35-2/1130 TX
1706

LARRY R. OR ALICE M. IRVIN
PERSONAL ACCOUNT
PMB 624, STE. 217
24165 IH 10 W.
SAN ANTONIO, TX 78257-1159

June 26, 05

PAY TO THE
ORDER OF

City of San Antonio
Eight hundred \$/00/100

\$ 800.⁰⁰/_{xx}

DOLLARS

The Private Bank

MEMO

TIA (Level 2)

Larry Irvin

⑈010462⑈ ⑆113000023⑆ 007114117776⑈